

BARNES PAYS DE GEX - DIVONNE-LES-BAINS - ARCHITECT-DESIGNED VILLA 6
ROOMS



SELLING PRICE : 1 550 000 €

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DESCRIPTION

Splendid wood-frame architect-designed villa, bathed in light, where elegance and refinement reign.

Beautifully laid out, decorated and well thought out, this comfortable villa offers beautiful spaces and volumes.

On the 2 levels of living space, the details are meticulously laid out and integrated into every room.

The ground floor features an entrance hall with walk-in closet, a vast, luminous living room with electric fireplace, and a fully-equipped luxury kitchen designed for ease of use. A vast bedroom with cupboard and shower room/toilet, a guest toilet and finally a storeroom/laundry room giving access to the double garage.

The first floor is just as elegant, with an open-plan mezzanine office area, 2 bedrooms with dressing rooms/wardrobes and private shower rooms/toilets, 2 further bedrooms with closets, a bathroom and a separate toilet.

Underfloor heated by an Air/Water heat pump with cooling option (AA energy rating), equipped with a double flow system, and extremely well insulated with triple-glazed windows, this villa offers comfort and peace of mind in many areas.

The finishing touches don't stop at the interior, as the same high standards are applied to the exterior. A perfectly landscaped enclosed garden, a terrace linking the house to the secure, heated swimming pool (8x4).

In summary, all the details and equipment to ensure real comfort, for you to discover during your visit.

Information on the risks to which this property is exposed is available on the Géorisques website:
<https://www.georisques.gouv.fr/>

CARACTÉRISTIQUES

| | | |
|---|----------------------------|------------------------------|
| Type of property : House / Villa / Chalet | Fees : - | Surface : 177 m ² |
| Land area (m2) : 848 m ² | Bedrooms : 5 | Annual charges : - |
| Balcony Surface : - | Elevator : No | Swimming pool : Yes |
| Number of lots : - | * Fees chargeable : Seller | Terms tenant loads : - |
| Price of the discounted value : - | Monthly rent : - | |

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NON-CONTRACTUAL INFORMATION

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